

CORPORATE REPORT

NO: R111 COUNCIL DATE: May 17, 2010

REGULAR COUNCIL

TO: Mayor & Council DATE: May 13, 2010

FROM: General Manager, Engineering FILE: 7808-0275

SUBJECT: Road Closure adjacent to 10161 through 10201 - 153 Street

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a by-law to close and remove the dedication as highway of approximately 278.8 m² (3,000 ft.²) of redundant road allowance immediately adjacent to the west property line of the lots known as 10161 through 10201 - 153 Street inclusively as illustrated on the attached map in Appendix I.

BACKGROUND

1. Property Location

The 278.8 m 2 (3,000 ft. 2) road allowance proposed for closure is the east half of an unopened, unconstructed, road allowance adjacent to the west property line of the lots known as 10161 through 10201 – 153 Street. The west half of the unconstructed road allowance was purchased in 2007/08 for consolidation with the lots known as 10172 and 10190 – 152A Street.

2. Plan Designations, Zoning, and Land Uses

The road closure area and the adjacent lots at 10161 through 10201 - 153 Street are zoned Single Family Residential (RF) Zone and designated as "Commercial" in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The area of road allowance proposed for closure is to be consolidated with the adjacent lots at 10161 through 10201 - 153 Street as part of a redevelopment of these lots as a commercial, retail, and office complex, which was approved under Development Application No. 7808-0275 in November 2009.

All concerned City departments have reviewed the proposed road closure and there are no objections to the disposition and consolidation of the subject portion of road allowance with the adjacent lots at 10161 through 10201 - 153 Street.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the closure of this road allowance have been consulted and none has expressed any concerns regarding the proposed road closure.

2. Land Value

The applicants have agreed to provide compensation to the City equivalent to the market value of the land as determined by a qualified appraiser.

3. Road Closure Process

Prior to final approval of Council, a reference plan will be submitted to the Legislative Services Department requesting introduction and adoption of a by-law to close and remove the dedication as highway of the subject portion of road. Prior to final adoption of the by-law, in conformance with Sections 40 (3) and 94 of the Community Charter, notice of the closure will be advertised for two consecutive weeks in a local newspaper and a notice will be posted at City Hall. The advertisement will provide information to the public at large about the details of the closure and will indicate that all pertinent information can be obtained from the Realty Services Division. All concerns from the public will be addressed prior to completion of the closure. In addition, as required under Section 40 (4) of the Charter, notice of the City's intention to close the road will be directed to all utility companies considered to be affected by the proposed closure. Legislative Services will then request Council to provide final adoption of the by-law. Upon completion of these requirements, the by-law will be registered at the Land Title Office. The Realty Services Division will then advertise the disposition of the road in a local newspaper and will post a notice at City Hall as prescribed under Sections 26 and 94 of the Community Charter. The advertisement and notice will contain a description of the land. Upon completion of these postings, a final report will be submitted to Council to approve the sale of the closed road. Staff will then prepare transfer documents to transfer the property to the purchaser and consolidation and registration will take place at the Land Title Office.

4. Sustainability Considerations

The proposed road closure supports the City's Sustainability Charter's economic goal of using the City's land base efficiently. The closure and consolidation will increase the City's industrial property tax assessment base.

In particular, the road closure supports the Sustainability Charter Scope actions related to:

- EC2: Economic Development Strategy and an Employment Land Strategy
- EC3: Sustainable Infrastructure Maintenance and Replacement

CONCLUSION

The portion of road allowance to be closed and consolidated with the adjacent lots is not needed for road purposes. The terms of the agreement covering the disposition of this surplus road allowance are considered reasonable. It is noted that all area calculations contained in this report are approximate and subject to final survey.

Vincent Lalonde, P. Eng. General Manager, Engineering

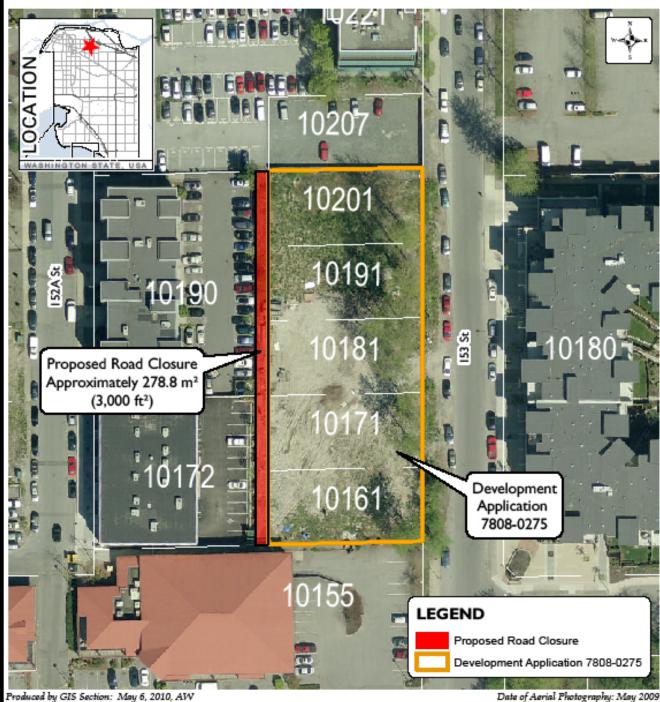
BLO/mpr

g:\wp-docs\2010\administration\cr\04301215-blo.doc BRB 5/14/10 11:02 AM

Appendices

Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE





ROAD CLOSURE ADJACENT TO 10161 TO 10201 153ST

REALTY DIVISION

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office. G:\MAPPING\GIS\MAPS\ CORPORATE REPORTS\Ranky\ AVV-10161_to_10201-153ST_AP-max